

MINUTES OF THE SPECIAL ALAMEDA REUSE
AND REDEVELOPMENT AUTHORITY MEETING
WEDNESDAY- -SEPTEMBER 20, 2011- -6:30 P.M.

Mayor Gilmore convened the meeting at 6:30 p.m.

Roll Call – Present: Councilmembers Bonta, deHaan, and Tam – 3.

Absent: Councilmember Johnson and Chair Gilmore

PUBLIC COMMENT ON AGENDA ITEMS ONLY

None.

The meeting was adjourned to Closed Session to consider:

(11-066) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (54956.8):

Property:	Alameda Point
Agency Negotiator:	Jennifer Ott, Alameda Point COO
Negotiating parties:	ARRA and US Navy
Under Negotiations:	Price and Terms of Payment

The Governing Board provided direction to staff.

ADJOURNMENT

There being no further business, Mayor Gilmore adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary

The agenda for this meeting was posted in accordance with the Brown Act.

**MINUTES OF THE SPECIAL MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
TUESDAY, September 20, 2011**

The meeting convened at 8:36 p.m. with Chair Gilmore presiding.

1. ROLL CALL

Present: Board Members Bonta, deHaan, Tam – 3.

Absent: Member Johnson, Chair Gilmore - 2

2. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

3. CONSENT CALENDAR

(*11-067) Recommendation to Authorize the Executive Director to Direct PM Realty Group, Acting as Property Manager, to Enter into a Contract with Dutra Dredging Company to Dredge the Alameda Point Channel in an Amount Not to Exceed \$1,713,000.

The Economic Development Division Manager provided a brief presentation.

Member deHaan moved for approval of the Consent Calendar. Member Tam seconded the motion, which carried by unanimous voice vote – 3. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

4. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary

UNAPPROVED
MINUTES OF THE SPECIAL ALAMEDA REUSE
AND REDEVELOPMENT AUTHORITY MEETING
WEDNESDAY- -OCTOBER 5, 2011- -6:30 P.M.

Mayor Gilmore convened the meeting at 6:40 p.m.

Roll Call – Present: Councilmembers Bonta, deHaan, Johnson, Tam, and
Chair Gilmore – 5.

Absent: None.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

None.

The meeting was adjourned to Closed Session to consider:

(11-068) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (54956.8):

Property: Alameda Point
Agency Negotiator: Jennifer Ott, Alameda Point COO
Negotiating parties: ARRA and US Navy
Under Negotiations: Price and Terms of Payment

The negotiator provided a status on negotiations. The ARRA Board provided direction.

ADJOURNMENT

There being no further business, Mayor Gilmore adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary

The agenda for this meeting was posted in accordance with the Brown Act.

**UNAPPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
WEDNESDAY, October 5, 2011**

The meeting convened at 7:07 p.m. with Chair Gilmore presiding.

Chair Gilmore requested that the Pledge of Allegiance be added to the ARRA agenda.

1. ROLL CALL

Present: Board Members Bonta, deHaan, Johnson, Tam and Chair Gilmore – 5.

Absent: None.

2. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

3. CONSENT CALENDAR

(*11-069) Approve the Minutes of the Special and Regular ARRA Meetings of September 7, 2011.

Member deHaan moved for approval of the Consent Calendar. Member Johnson seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

4. REGULAR AGENDA ITEMS

(11-070) Approve Term Sheet between United States Navy and the Alameda Reuse and Redevelopment Authority for No-Cost Conveyance of Alameda Point.

The Chief Operating Officer – Alameda Point summarized the Term Sheet. Pursue no-cost conveyance for LBNL, Navy Comprehensive conveyance strategy for entire base – discussed the major terms. Next steps to negotiate amendment to existing economic development conveyance memorandum of agreement bring back to ARRA for approval.

The Acting City Attorney asked the Chief Operating Officer – Alameda Point to explain the Environmental Review of the term sheet. The Chief Operating Officer – Alameda Point explained that Alameda Point does not constitute a project under CEQA, therefore the Board is able to approve the term sheet without conducting additional environmental review.

Speaker: Diane Lichtenstein, HOMES, congratulated staff on a job well done after 14 years. Ms. Lichtenstein discussed hope for the housing plan to move ahead, and hopefully with LBNL at the Point.

Regarding the enforcement provision of the market rate residential, Chair Gilmore requested confirmation that the City will not have to pay the \$50,000 fee per unit to the Navy. The Chief Operating Officer – Alameda Point responded in the affirmative.

Vice Chair Bonta reemphasized that the Navy will maintain their obligation to clean up the property. The City Manager also reiterated that the City has incurred no environmental liability.

Member Tam discussed the City's other obligation to provide work-force and affordable housing.

The Chief Operating Officer – Alameda Point informed the Board that since staff has been receiving a lot of inquiries regarding remediation, there will be a presentation from the Environmental Consultant, Peter Russell, at the November ARRA meeting.

Chair Gilmore stated that, in addition to the no-cost conveyance, the City gets control over the land. This is a valuable opportunity to develop more long term leases because we can provide tenants with certainty.

Member deHaan recognized and thanked the members of the BRAG and other numerous community organizations over the past 15 years. Chair Gilmore joined Member deHaan in recognizing the community organizations that brought us to this point.

Member Bonta moved to approve the Term Sheet. Member Tam seconded the motion. On the call for the question, the motion carried by a roll call vote:

Member deHaan – Aye, Member Johnson – Aye, Member Tam – Aye, Vice Chair Bonta – Aye, Chair Gilmore – Aye. Ayes: 5. Noes: 0. Abstentions: 0

5. ORAL REPORTS

(11-071) Oral Report from Member deHaan, Restoration Advisory Board (RAB) Representative – Highlights of September 1, 2011 RAB Meetings.

Member deHaan introduced Richard Banger, RAB member, who was present in the audience. Mr. Banger compiled a great amount of information on the history and activity regarding the remediation of Alameda Point on his website: www.alamedapointenvironmentalreport.com.

The Chief Operating Officer – Alameda Point added that, with Mr. Banger's help, key information about remediation will be included on the City's website. Staff is also working with the Environmental Consultant, Peter Russell, to provide a less technical, shorter executive summary, but have technical minutes still available.

6. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

Carol Gottstein, Alameda citizen, spoke about the base cleanup and informed the public about the repository at City Hall West which includes a large amount of information regarding the Alameda Point remediation. Ms. Gottstein recently joined the RAB and encouraged others to join or attend the RAB meetings.

7. EXECUTIVE DIRECTOR COMMUNICATIONS

The City Manager stated that staff and the Council owes a debt of gratitude to Jennifer Ott (Chief Operating Officer – Alameda Point) for all her hard work in bringing us to this point. Vice Chair Bonta thanked Ms. Ott publicly, commending her on the great work and that the Board is proud of the fantastic results. Chair Gilmore thanked Ms. Ott for staying the course and working through many years of frustration. Member Johnson thanked the attorneys for a team effort.

8. REFERRALS FROM THE GOVERNING BODY

None.

9. COMMUNICATIONS FROM THE GOVERNING BODY

None.

10. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary